

**37 Wallace Street, Walloon, Qld 4306**



**Sold House**

Friday, 25 August 2023

37 Wallace Street, Walloon, Qld 4306

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 501 m2**

**Type: House**



Megan Acutt

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**\$515,000**

**GREAT FIRST HOME OR INVESTING OPPORTUNITY** A true gem of a home awaits in super family-friendly neighbourhood. 3-bedroom, 2-bathroom home plus a study area could prove to be your next or first step on the real estate ladder. Sitting on a 501m<sup>2</sup> corner block, this residence offers investors or new buyers a multitude of opportunities. The open-plan living space creates an atmosphere of warmth and togetherness. With ample natural light filtering through, the living area is the ideal space for relaxation and quality family time. The heart of the home boasts a modern and well-appointed kitchen, designed to cater to your culinary desires. You'll find cooking a joy with the top-of-the-line appliances, ample counter space, and a functional layout that ensures every meal preparation is a breeze. Entertaining is a delight as you step outdoors to your covered entertainment area. Location-wise, this property is a true winner. Situated in a rapidly growing corridor along the rail line, you'll enjoy easy access to various amenities. A short stroll within the renowned Dawn Estate, you'll find yourself immersed in a vibrant community with the popular Phat Boyz Smoke House restaurant, several playgrounds for the little ones, and a wealth of leisure options. Families will appreciate the proximity to excellent schools, ensuring your children receive a quality education. Essential services such as doctors, IGA supermarkets, bakeries, and more are conveniently within reach, making daily errands a breeze. Don't miss the chance to make this incredible property your forever home. Embrace the lifestyle you've been dreaming of - schedule a viewing today and witness the magic for yourself! Contact Megan Acutt from Ray White on 0488 773 001 to arrange your private viewing outside the open homes and experience the allure of this remarkable property. Your new chapter begins here!